

WARRANTY DEED  
JOINT TENANCYKNOW ALL MEN BY THESE PRESENTS,

020370

THAT, we, CHARLES B. DOLHAM, JR. and DOROTHY M. DOLHAM of Waterville, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration paid by PHYLLIS F. MANNOCCI and KAREN GERSHMAN of Waterville, County of Kennebec and State of Maine whose mailing address is 9 Prospect Street, Waterville, Maine 04901, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said PHYLLIS F. MANNOCCI and KAREN GERSHMAN as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land together with any buildings thereon situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:-

Beginning at an iron pin in the southwesterly corner of land now or formerly of James Merrick in the northerly line of Prospect Street; thence northerly in the westerly line of land now or formerly of James Merrick one hundred seventy-one and six-tenths (171.6) feet to an iron pipe; thence southwesterly forty-one and seven-tenths (41.7) feet to an iron pipe; thence southerly one hundred sixty-five and one-tenth (165.1) feet to an iron pipe in the northerly line of Prospect Street (said last mentioned bound passing two and five-tenths (2.5) feet westerly of and parallel to the foundation of #7 Prospect Street); thence southeasterly and easterly in the northerly line of said Prospect Street one hundred fifty-four and eight-tenths (154.8) feet to the point of beginning.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said PHYLLIS F. MANNOCCHI and KAREN GERSHMAN as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns that we are lawfully seized in fee of the premises, that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said CHARLES B. DOLHAM, JR. and DOROTHY M. DOLHAM, joining in this deed as Grantors and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 26th day of August, 1988.

Signed, Sealed and Delivered  
in presence of

Lisa A. Violette  
LISA A. VIOLETTE

Charles B. Dolham, Jr.  
CHARLES B. DOLHAM, JR.

Dorothy M. Dolham  
DOROTHY M. DOLHAM

STATE OF MAINE

August 26, 1988.

County of Kennebec, ss.

Then personally appeared the above named CHARLES B. DOLHAM, JR. and DOROTHY M. DOLHAM and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Renee T. Raymond  
Notary Public  
~~XXXXXXXXXXXX~~

Typed Name: Renee T. Raymond

RENEE T. RAYMOND  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MARCH 1, 1995

SEAL

RECEIVED KENNEBEC SS.

1988 AUG 30 AM 9:00